

MURSTON ALL SAINTS TRUST

ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024

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MURSTON ALL SAINTS TRUST

Charity Trust Number 273395

Website: MurstonHeArt.org

Facebook: [murstonHeArt](https://www.facebook.com/murstonHeArt)

Twitter: [@murstonHeArt](https://twitter.com/murstonHeArt)

Trustees

John Nightingale (chair)

Colin Barnard (resigned 1 October 2024)

Lyn Newton (appointed 12 October 2024)

Alexander Nightingale

Nong Priestley

Andrew Erskine

Michael Haywood

25 West Square

London SE11 4SP

Bankers

HSBC Bank Ltd

1-5 Week Street

Maidstone

Kent ME14 1QW

Independent Examiner

Simon Bass

Yew Tree Farmhouse

Wormshill

Nr Sittingbourne

Kent ME9 0TU

MURSTON ALL SAINTS TRUST

Formation and Objectives

Formation

The Trust was established by a conveyance and declaration of Trust dated 9 April 1976, which was amended by schemes of arrangement dated 25 January 1994 and 6 December 2014, and is registered as a charitable trust, no: 273395.

Under the 1976 conveyance the former church of All Saints Murston and surrounding graveyard were transferred to the Trust by the Church Commissioners. In 1978 two small strips of land abutting the North and East sides of the graveyard were donated to the Trust by Blue Circle Industries Ltd.

Whereas the Trust was managed from its conception by the Kent Archaeological Society and from 1994 by the Cromarty Trust, the 2014 scheme of arrangement established it as an independent stand-alone charity, with the Cromarty Trust appointing two of its trustees (John Nightingale and Alexander Nightingale).

Charitable Objects

The 2014 scheme of arrangement established the following charitable objects for the public benefit:

1. to advance the arts, culture, and heritage; and
2. to advance the education of the general public in the understanding and appreciation of the arts, culture and heritage; and
3. to advance the education of the public in the conservation, protection and improvement of the physical and natural environment; and
4. to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment;

including through (1) the conservation of such historical, architectural, archaeological and natural heritage as may exist in and around the former Church of All Saints, Murston, Kent in the form of buildings or other remains and (2) the building, establishment or running of a centre or other facilities for the arts, culture, heritage or conservation of the environment.

Trustees' report for the year ended 31 December 2024:

The Trustees present their report for the 12-month period ended 31 December 2024

Trustees and Advisors: These are shown on Page 2.

The Trustees held two formal trustees' meetings during the year to review activities and set strategy; Trustees agreed other matters by correspondence and met informally at regular intervals to take forward the Trust's programme of activities. The Trust is committed to equal

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opportunities. The Trustees maintain a risk register which is subject to regular review and have a safeguarding policy for keeping vulnerable beneficiaries and volunteers safe while taking part in activities organised by the Trust. No notifiable events arose during the period under review.

The Trustees were very sad that Colin Barnard stepped down as a Trustee on 1 October 2024. Colin and his partner Sioux Peto originally proposed the idea of establishing the chancel as an arts hub for Sittingbourne right back in 2010 and in the years that followed they worked tirelessly to bring this dream to fruition; in the years before the creative community hub was established they demonstrated the potential of the site as a community and creative hub by organising fun days, land art festivals, and other events including a wonderful poppy festival in November 2018. In addition, Colin's insights and advice as a trustee and his willingness to roll up his sleeves and solve all sorts of electrical and technology problems have been truly invaluable. Murston Heart would not have come into being without Colin and Sioux and the Trustees are enormously grateful to Colin for his service as a Trustee.

The Trustees welcomed Lyn Newton as a new Trustee from 12 October 2024. In her position as Swale Borough Council's long-standing Economy and Community Services Manager (Culture and Places), Lyn had been involved with the Murston Heart project from its inception, providing a constant source of advice and encouragement until her retirement from Swale Borough Council in the summer of 2023. The Trustees were therefore delighted that she has agreed to become more closely involved as a Trustee.

Review of activities:

Murston Heart creative community hub is based around the remains of the medieval church at Murston was opened in 2023 by acclaimed Swale based artist Rose Wylie R. During the year it continued to develop and establish its position as a major contributor to community well-being. Its history is described below but further detail can also be found on the Trust's website www.murstonheart.org.

The Trust's original purpose was to preserve the surviving chancel (dating back to the twelfth century) and churchyard of Murston's medieval church. Murston is amongst the most deprived communities in south east England and the surviving chancel, along with its churchyard, had long been plagued by vandalism and fly-tipping, and are now largely surrounded by sprawling industrial units. The chancel, which is designated as a scheduled monument along with the churchyard, was on Historic England's Buildings at Risk register in view of its parlous state. But it was precisely for these reasons that the Trustees sought to safeguard the future of the historic chancel and put it back at the heart of Murston in a way that contributes to the well-being of the community as a whole and gives it a pride in both its past and present.

In 2014 the Trustees formulated the vision of establishing a creative community hub, working in conjunction with members of the local community, the conservation architects Sell Wade, and the arts consultants Tom Fleming Associates. The hub consists of a new building housing a café, Wcs, community education room and six studios in the corner of the churchyard, while the restored chancel building is a space for exhibitions and music, and the surrounding churchyard is a little pocket park to be enjoyed as a peaceful haven by the residents of Murston and the people who work on the surrounding industrial estates.

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Scheduled monument consent and planning permission were both secured by December 2018. Getting to this point took many years due to the scheduled monument status of the site. Over £1,100,000 was then raised for the capital building costs and an initial three-year programme of activities with local schools and the community. This included substantial grants from the the National Lottery Heritage Fund, English Heritage, Swale Borough Council, the Colyer Fergusson Charitable Trust, the Cromarty Trust, the Henry Oldfield Trust, the Mohn Westlake Foundation, and the Wolfson Foundation as well as numerous other charities and individual donors. It need hardly be said that the Trustees are enormously grateful to all of them for making it possible to turn their vision into a reality.

Some first-rate craftsmen worked on the restoration of the chancel which is now probably in a better condition than it has been since the 15th century. We have a much better understanding of its history, having uncovered evidence of 12th century lancet windows (which had wooden shutters rather than glazing) in the East Gable and characteristic 12th century pointing to the surrounding wall (using a mix of lime and seashells to bed in a motley of Roman bricks, quern stones and flints). The new studio and café building sits harmoniously in the corner of the churchyard and has secured the highest energy efficiency ratings. The quality of design, choice of materials and craftsmanship have exceeded expectations and are a huge credit to the main contractor Gransdens, to the architect John Sell CBE, who designed the new building and prepared all the specifications, and to James Ford of Clagues who took over as project architect midway through the project following the retirement of John Sell at the end of December 2021.

With the restoration complete another chapter started. With the aid of project funding from the National Lottery Heritage Fund, a lively programme of school and community activities was delivered starting with art workshops with Rodmersham Primary School followed by an exhibition of all their work. This set the model for other local schools over the subsequent months; of particular note was a project on medieval church graffiti led for the Trust by Dr Philippa Mesiano which involved every class from the neighbouring Sunny Bank Primary School. After studying the graffiti on the medieval columns moved from the old church to the new Murston Church in the 1870s, each child made their own graffiti tiles, which were fired and then displayed in the Chancel.

In addition to the Schools programme, a programme of activities was launched for adults, including art classes and a reminiscences project with a weekly drop in session. Regular volunteer days devoted to maintaining the green area around the buildings were also initiated, helping to ensure that the local community had a real sense of ownership. By the end of the 2023 calendar year a rich array of community events had been delivered – over 100 tours, school workshops, family programmes, exhibitions and events; over 4,000 adults and children were engaged through the lottery sponsored activity plan and the number of volunteer hours supporting this were ten-fold what was planned. The café, became a go-to place for the local community, thanks to the wonderful welcome offered by its operators, Lenny Andreou and Lisa Burke. All the studios were let by the end of 2023, including one to a voice coach and another to a CIC, Nurture for All, established by a group of primary school teachers to run after school clubs and other activities for young children.

In 2024 Murston Heart continued to flourish with the studios occupied by a variety of artists, craftspeople and local creative businesses, alongside the two mentioned above. Special events included exhibitions and concerts in the chancel, a programme of theatre and workshops for children throughout the summer holidays and some wonderful open mic performances by the talented teenagers tutored by the voice coach Harriet Drury. The way in which the studio

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occupants started to host their own creative programme of events and workshops once the Trust's lottery-funded programme came to an end provided a wonderful endorsement of the original vision.

Following Lyn Newton's appointment as a Trustee in October 2024 she began to work closely with Kite College, a specialist post 16 education provider for young people with complex social, emotional and mental health needs, based close to MurstonHeart on the Eurolink estate. During its term times she met up with a group of its students weekly at Murston Heart in order to work on gardening and other maintenance tasks.

The Trust successfully brought its National Lottery Heritage Fund Project to a close in early 2024, receiving the final tranche of its grant in March 2024, after preparing an evaluation and completion report which chronicled just how much had been achieved, notwithstanding the challenges of the covid pandemic. Thanks to a grant from Swale Borough Council using UK Shared Prosperity Funding in June 2024 the Trust was able to make some further small enhancements, including the addition of wooden picnic tables and seating, bicycle racks and a community notice board.

In both April 2023 and again after the year end in April 2024 the Sittingbourne Society honoured MAST with its rose bowl award for the project that had made the largest and most positive difference in Sittingbourne during the year.

Looking forward the Trustees will continue to use income from the hub to maintain the chancel and churchyard and will seek to retain a good mix of studio occupants and a flourishing café, so that the hub continues to play an important part in the life of the community, contributing to its well-being. The Trustees will also be looking at ways in which they may build up and extend the hub's activities, building on the track record of what they have achieved to date.

Summary of results

The financial statements show income of £64,203 and expenditure of £38,890 on the furtherance of the objects of the Trust, leaving a surplus of £25,313 for the year. The statement of financial activities (SORP) and Balance Sheet show total funds of £1,031,623. Of this total £985,580 represented fixed assets equating to the sums spent on restoring the chancel, constructing and fitting out the studio building and undertaking other site works, leaving net current assets of £46,043. Going forwards income from letting the studios and café is expected to cover running costs in accordance with the Trust's business plan.

Statement of Trustees' responsibilities

Law applicable to charities requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the Charity's financial activities during the year and of its financial position at the end of the year. In preparing Financial Statements giving a true and fair view, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practices have been followed subject to any departures disclosed and explained in the financial statements;

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- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy the financial position of the Charity and which enable them to ensure that the Financial Statements comply with applicable law. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Trustees

A handwritten signature in black ink that reads "John Nightingale". The signature is written in a cursive style with a large initial 'J' and 'N'.

John Nightingale
27 October 2025

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Independent Examiner's Report

Independent Examiner's Report to the Trustees of the Murston All Saints Trust

I report to the charity Trustees on my examination of the accounts of the Trust for the year ended 31 December 2024.

Respective responsibilities of Trustees and examiner

As the Trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

Having satisfied myself that the accounts of the charity are not required to be audited under section 144 of the Charities Act 2011 and are eligible for independent examination, I report in respect of my examination of the trust's accounts carried out under section 145 of the Charities Act 2011 ("the 2011 Act"). In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination, I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 130 of the Charities Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report to enable a proper understanding of the accounts to be reached.

Signed



Dated 27 October 2025

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Statement of financial activities for the year ended 31 December 2024

		Unrestricted	Restricted	Endowed	Total	Total
Income	Notes	2024	2024	2024	2024	2023
		£	£	£	£	£
Charitable activities						
Grants and donations	2	2,750	22,915	-	25,665	70,221
Rental income		37,017	-	-	37,017	16,844
Investment income		1,520	-	-	1,520	1,301
Total income		41,288	22,915	0	64,203	88,367
Expenditure						
Charitable activities	3	38,781	-	-	38,781	73,976
Investment expenditure		109	-	-	109	162
Total expenditure		38,890	-	-	38,890	74,138
Net income/(expenditure) for the reporting period		2,398	22,915	-	25,313	14,228
Transfer between funds		22,915	(22,915)	-	-	-
Net gains/(losses) on investments		-	-	-	-	-
Net movement in funds		25,313	-	-	25,313	14,228
Reconciliation of funds:						
Total funds brought forward		943,310	(0)	63,000	1,006,310	992,081
Total funds carried forward		968,623	(0)	63,000	1,031,623	1,006,310

CONTINUING OPERATIONS All income and expenditure has arisen from continuing activities.

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Balance sheet as at 31 December 2024

	Notes	2024 £	2023 £
Fixed assets			
Fixed assets	4	<u>985,580</u>	<u>996,938</u>
Current Assets			
Interest receivable		272	716
Debtors	5	4,197	
VAT recoverable		-	5,508
Deposit Funds		46,042	22,132
Cash at Bank		5,292	3,000
Total current assets		<u>55,803</u>	<u>31,355</u>
Current liabilities			
Creditors	6	(8,864)	(21,983)
VAT payable		(895)	-
Total current liabilities		<u>(9,760)</u>	<u>(21,983)</u>
Net current assets		<u>46,043</u>	<u>9,372</u>
Total net assets		<u>1,031,623</u>	<u>1,006,310</u>
Represented By:			
Unrestricted funds		8,661	(33,881)
Designated fund		959,962	977,191
Total unrestricted funds		<u>968,623</u>	<u>943,310</u>
Restricted fund	-	0	-
Endowment fund		63,000	63,000
Combined Balances at 31 December c/fwd		<u>1,031,623</u>	<u>1,006,310</u>

Signed on behalf of the Trustees



John Nightingale, 27 October 2025

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Notes to the Accounts For the year ended 31 December 2024

1) Accounting Policies:

The following is a summary of significant accounting policies:

1.1 Basis of preparation

The accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The accounts have been prepared in accordance with the 'Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)', the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

1.2 Going concern

Having reviewed the charity's financial forecasts and expected future cash flow, the Trustees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and for a period of at least 12 months following the approval of these financial statements. Thus the going concern basis has been adopted in preparing these financial statements for the year ended 31 December 2024.

1.3 Income recognition

All incoming resources are included in the Statement of Financial Activities when the Trust is entitled to the income and the amounts can be quantified with reasonable accuracy. Income from listed investments and fixed interest investments is recognised when it is receivable and the amount can be measured reliably by the Trust. This is normally upon notification by the investment advisor of the yield of the investment portfolio. Interest on funds held at bank is included when it is receivable and the amount can be measured reliably by the Trust; this is normally upon notification of the interest paid or payable by the bank.

1.4 Funds

Unrestricted funds are those which can be used for the general advancement of the objectives of the charity. Designated funds when shown are those designated for a specific purpose by the Trustees. Restricted funds are those whereby the use is restricted by the donor. The Endowed funds are provided by the Cromarty Trust and the Trustees have the power to convert the fund from capital to income at their discretion.

1.5 Expenditure recognition

All expenditure is accounted for on an accruals basis.

1.4 VAT

The Trust is registered for VAT. During the construction phase no taxable outputs were being made but since practical completion, rental and other invoices are being raised which will include VAT at the appropriate rate. The Trust has opted to tax the construction of the building works and so expenditure on construction is shown net of VAT.

1.5 Fixed assets

No value has been accorded to the chancel building and surrounding land at Murston since these are held solely to further to further the Trust's charitable objects. Practical completion of the main contractors work was achieved in December 2022 but some work was still required before the project was ready for use.

Total construction costs have been allocated by the Trustees between the chapel and the new studio building based on the tender price as adjusted for agreed variations.

The former is treated as a Heritage Asset and valued in accordance with FRS 30 'Heritage Assets'.

The new studio building, the café and services within the chapel are held as operating assets and depreciated over their expected useful life as follows:

Studio building	50 years on a straightline basis
Fixtures and fittings	5 years on a straightline basis

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Notes to the Accounts for the year ended 31 December 2024 (continued),

1.6 Key sources of estimation uncertainty

In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying value of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision only affects that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Note 2. Charitable activities	Unrestricted funds	Restricted funds	Endowed funds	Total funds	Total funds
	2024	2024	2024	2024	2023
	£	£	£	£	£
Swale Borough Council	-	5,157	-	5,157	-
National Lottery Heritage Fund	-	17,758	-	17,758	44,421
Nightingale Trust	2,500	-	-	2,500	5,000
Historic England	-	-	-	-	10,800
Faversham Society	250	-	-	250	-
Cromarty Trust	-	-	-	-	10,000
Total Income	2,750	22,916	0	25,665	70,821

Restricted funds have been received for the completion of the chapel project, artists workshops and café.

Note 3. Expenditure on charitable activities:	Unrestricted - free	Unrestricted - designated	Unrestricted - total	Restricted funds	Endowed funds	Total funds	Total funds
	2024	2024	2024	2024	2024	2024	2023
	£	£	£	£	£	£	£
Direct costs							
Activities and events	4,252	-	4,252	-	-	4,252	30,606
Maintenance and other site costs	12,742	-	12,742	-	-	12,742	9,850
Depreciation	-	17,229	17,229	-	-	17,229	17,112
Total direct costs	16,994	17,229	34,224	-	-	34,224	57,568
Support costs							
Professional fees	110	-	110	-	-	110	9,569
Legal costs and insurance	4,447	-	4,447	-	-	4,447	6,839
Total support costs	4,557	-	4,557	-	-	4,557	16,408
Total charitable expenditure	21,552	17,229	38,781	-	-	38,781	73,976

All support costs are in furtherance of the Charitable Activities

The Trust does not employ staff and so there were no employee expenses.

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Notes to the Accounts for the year ended 31 December 2024 (continued),

Note 4 - Fixed assets

Cost	2024				Total
	Assets in course of construction	Restoration of heritage asset	Workshops, café building and services	Fixtures and fittings	
Opening assets	-	218,500	788,879	6,671	1,014,050
Additions	-	-	5,871	-	5,871
Transfers	-	-	-	-	-
Disposals	-	-	-	-	-
Closing assets	-	218,500	794,750	6,671	1,019,921
Depreciation					
Opening balance	-	-	15,778	1,334	17,112
Additions	-	-	15,895	1,334	17,229
Disposals	-	-	-	-	-
Closing assets	-	-	31,673	2,668	34,341
Net book value	-	218,500	763,078	4,003	985,580

Cost	2023				Total
	Assets in course of construction	Restoration of heritage asset	Workshops, café building and services	Fixtures and fittings	
Opening assets	908,783	-	-	2,146	910,928
Additions	-	-	98,596	4,525	103,121
Transfers	- 908,783	218,500	690,283	-	-
Disposals	-	-	-	-	-
Closing assets	-	218,500	788,879	6,671	1,014,050
Depreciation					
Opening balance	-	-	-	-	-
Additions	-	-	15,778	1,334	17,112
Disposals	-	-	-	-	-
Closing assets	-	-	15,778	1,334	17,112
Net book value	-	218,500	773,101	5,337	996,938

As explained in note 1.5, depreciation commenced on the studio complex , fixtures and fittings and services from 1 January 2023.

Note 5 - Debtors

All debtors are trade debtors and are due within 12 months of the balance sheet date.

Note 6 - Creditors

Creditors are all trade creditors and are due within 12 months of the balance sheet date.

	2024	2023
	£	£
Trade creditors	-	8,516
Accruals	774	4,496
Deposits	8,090	8,970
Total	8,864	21,983

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Notes to the Accounts for the year ended 31 December 2024 (continued),

Note 7 Analysis of funds

	Balance as at 1 January 2024	Increases in funds	Decreases in funds	Transfers	Balance as at 31 December 2024
	£	£	£	£	£
Unrestricted funds	(33,881)	41,288	(21,661)	-	(14,254)
Designated funds					-
Fixed asset reserve	977,191	-	(17,229)	22,915	982,877
Total unrestricted funds	943,310	41,288	(38,890)	22,915	968,623
Restricted funds	-	22,915	0	(22,915)	-
Endowed funds	63,000	-	-	0	63,000
Total reserves	1,006,310	64,203	(38,890)	-	1,031,623

Unrestricted funds are available for general allocation as the Trustees see fit.

Fixed assets designated funds represent the net book value of fixed assets funded by the National Lottery, English Heritage, other funders or internally generated funds.

Restricted funds have been transferred to designated reserves consequent upon completion of the project for which this funding was received. Operational management of the Murston Chapel site and buildings is under the control of the Trustees but there is a contingent liability (Note 10) falling on the charity if they were to cease operations.

Note 8 Analysis of net assets between funds

	Unrestricted £	Restricted £	Total £
2024			
Tangible fixed assets	-	985,580	985,580
Current assets	55,803	-	55,803
Current liabilities	(8,864)	-	(8,864)
Total net assets	46,938	985,580	1,032,518

Note 9 - Related party transactions

Alexander Nightingale and John Nightingale are trustees of the Cromarty Trust which made a £10,000 grant to Murston All Saints Trust during the year.

Note 10 - Endowment Fund

The Endowment Fund was established to hold donations given as an expendable endowment by the Cromarty Trust; the income may be used on furthering any of the Trust's charitable objects.

Note 11 - Contingent liability

Historic England has a 10 year enforcement period from the final payment on 21 March 2023 under which the charity is bound to maintain and repair the chancel and seek permission for disposal (with the implication the grant would be repayable in the event of the latter). The National Lottery Heritage Fund's grant conditions remain in force for a longer 20 year period from the project completion period of 31 March 2024; as with HE these include a duty to maintain the property and repay NLHF a share of the proceeds in the event of a disposal.